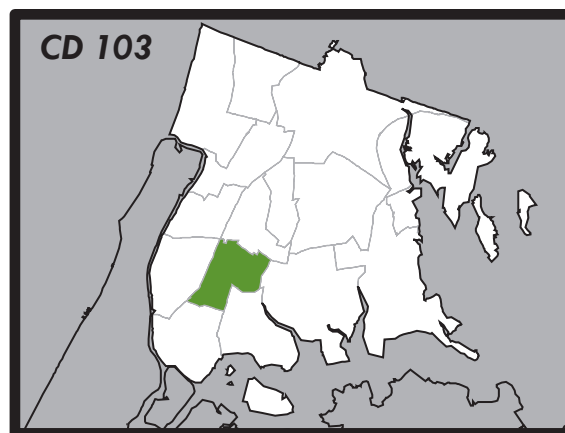


MORRISANIA/ CROTONA¹

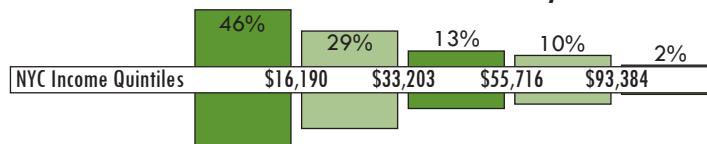
	2005	Rank '02	Rank '05
Population (2000)	68,574	56	-
Population Density (2000)	32.3	35	-
Median Monthly Rent	\$750	54	50
Median Price/Unit (2-4 fam.)	\$165,500	30	30 ²
Racial Diversity Index	0.75	24	23
Income Diversity Ratio	4.4	36	46



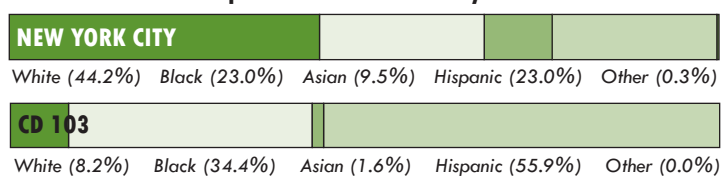
Like much of the South Bronx, Morrisania/Crotona has among the highest poverty rates in the City. Its residents have very poor health outcomes. Unlike the rest of the City, CD 103 actually saw an increase in crime rates from 2002 to 2005. CD 103 also ranks near the top in percent of refinance and home purchase loans that are subprime.

Despite these indicators of stress, the district shows signs of real estate activity—an increase in certificates of occupancy, more home purchase mortgages and refinance loans, large decreases in foreclosures and growth in income. However, because so much of the lending is subprime, the revitalization may be precarious.

Percent of Households in CD 103 in Each New York City Income Quintile



Racial and Ethnic Composition in New York City and CD 103



	2002	2003	2004	2005	Rank (2002/3)	Rank (2004/5)
Median Household Income (in 2004 dollars)	\$15,324	-	-	\$16,800	55	54
Poverty Rate	45.6%	-	-	40.0%	1	2
Percent Immigrant Households	27.5%	-	-	26.5%	38	38
Percent of Rental Units that are Subsidized	33.9%	-	-	36.2%	9	8
Percent of Rental Units that are Rent-Regulated	52.3%	-	-	51.0%	25	27
Certificates of Occupancy	44	91	202	226	50	27
Percent Vacant Land Area	-	7.0%	6.6%	8.0%	10	9
Median Age of Housing Stock	-	72	73	74	30	28
Homeownership Rate	8.3%	-	-	8.3%	50	51
Index of Housing Price Appreciation (2 - 4 family bldg.)	172.1	212.5	257.7	304.0	6	4 ²
Home Purchase Loans (per 1,000 properties)	41.5	47.5	70.2	76.5	39	16
Percent of Home Purchase Loans that are Subprime	17.9%	24.0%	45.9%	48.1%	2	7
Percent of Refinance Loans that are Subprime	32.6%	31.6%	48.7%	52.2%	10	2
Notices of Foreclosure (per 1,000 1-4 family properties)	38.2	36.8	25.9	20.3	2	11
Percent Tax Delinquencies (delinquent ≥ 1 year)	6.2%	4.5%	3.6%	3.2%	12	9
Serious Housing Code Violations (per 1,000 rental units)	54.6	55.7	67.5	110.1	16	11
Percent of Students Performing at Grade Level - Reading	25.1%	26.6%	25.3%	35.1%	57	57
Percent of Students Performing at Grade Level - Math	21.8%	29.8%	30.3%	37.7%	56	57
Felony Crime Rate (per 1,000 residents)	39.2	40.1	39.6	42.0	12	8
Acres of Open Space (per 1,000 residents)	-	-	3.8	-	-	16
Asthma Hospitalizations (per 1,000 people)	8.8	9.4	9.1	8.4	2	2
Low Birth Weight (per 1,000 live births)	128	121	92	128	2	3

¹ Community districts 103 and 106 both fall within sub-borough area 102. Data at the sub-borough area level for these two CDs is identical.

² Ranked out of 32 community districts with the same predominant housing type (2-4 family buildings).